

Scott Ingalls

From: Shelle Stebleton [shellefrisco@sbcglobal.net]
Sent: Tuesday, June 30, 2009 8:16 AM
To: Scott Ingalls
Subject: Support for proposed Wal-Mart Rezoning - corner of Preston/Hickory Street

Good Morning Mr. Ingalls,

I assume that several of the communications/opinions that you may have received from homeowners at Hickory Street Village Townhomes are opposed to the rezoning request from Wal Mart. Our board (whom I am relatively sure you have heard from frequently) at HSV has formed a strong opposition group to the rezoning proposal. Our board may have incorrectly insinuated that this is also the opinion of the majority of homeowners at Hickory Street Village. However, there has not been a poll/vote conducted of all homeowners, and I feel that there are many that are not opposed, or have no opinion either way.

I own two townhouses at Hickory Street Village and have lived there for more than 9 years. I realized when purchasing both units that the property behind our development was zoned for retail/commercial use and that eventually as the city continued to grow north, this land would be developed. With all growth and development around a community, there are concerns about traffic and congestion. I do not feel that a Wal Mart Supercenter will be less desirable than other retail development in this location.

I do have some concerns about traffic and while you may not be the person to address these challenges, I would like to outline some suggestions and concerns for you to possibly pass on.

1. Streets that are privately owned by HSV at this time (inside property and Holly Street) – we would request that the city would take responsibility for them along with all repairs moving forward. I think it is likely that there will some additional traffic through our property that will create excess wear/tear on our streets.
2. Entrance way in front of property makes it difficult to enter Hickory Street so improvements must be made if traffic is increased on Hickory Street (we realize that the city is already aware of this and have some ideas as to how to improve the situation – they have indicated moving the entrance further forward and maybe providing an all way stop)
3. Any detours of traffic from Hickory Street to Gary Burns would much be appreciated.

Thank you for giving me the opportunity to voice my support for the rezoning approval that will result in the development of a Wal-Mart.

Kind Regards,
Shelle Stebleton
8400 Hickory Street, #1102 and #1101

Date: July 8, 2009

To: Planning & Zoning Advisory Board

From: Jeanne Patterson

Re: Walmart SUP application

Unfortunately, I'll be out of town during the meeting with the Wal-Mart SUP application on the agenda. But I still wanted to share some of my thoughts and concerns about this project and John said he would pass along any note I'd like to share.

I live at 8301 Bobwhite Drive in Woodstream Hills which is just west of the site for the proposed SUP. I've lived in Frisco over 20 years, and in addition to serving in the past on the Parks and Recreation Board and currently the Zoning Advisory Committee, I have had the honor of serving on the Comprehensive Planning Advisory Committee (CPAC) for the 2000 and 2006 Comprehensive Plan.

Participating on the CPAC really opened my eyes to the possibilities we have for making Frisco a "unique" city. As the plan came into being, I couldn't help but become excited about the many opportunities and plans for all the undeveloped land close to our charming downtown district. Since I live close to this area, I was excited about the possibility of actually having places of interest where I could walk or ride my bike and not see this property developed into just another strip center along the lines of the old Brookshire's center. The Comp Plan clearly states that we as a city are striving for quality development in this part of town that would be exciting and pedestrian friendly – development that would be in scale for its surroundings and become part of our neighborhoods.

And while I've always known that the Comp Plan is not law – I've trusted our elected officials to respect this plan and do their absolute best at trying to follow its intentions.

The property in question has been zoned retail since we bought our home. My neighbors and I have known it will be developed one day, but what we didn't count on was it would be developed as a Big Box. There's a big difference in the intensity of the traffic generated between a "baby" box and a "Big" box. I'm sure most of the retailers along Preston Road would love to generate the number of visits Wal-Mart has admitted to for this location. It's for this reason the Comp Plan states in many locations that "Big" box retailers should be located at the intersection of major thoroughfares. This location is more appropriately considered "mid" block. Neither Hickory nor Gary Burns could be considered major thoroughfares! The increase of traffic on Hickory will be extremely damaging to our neighborhood and the others on Hickory.

Another common thread throughout the Comp Plan was the idea of making sure all future development in Frisco is bicycling and pedestrian friendly. A sea of parking spaces even with lots of trees interspersed hardly promotes the idea of walking to this location. Just because of its

sheer size to get around – many of my neighbors who might have walked to a development designed as a “Retail Village” will instead jump in their cars and add to the traffic that will be a problem.

Bottom line: our city staff and volunteers spent many hours working on this plan. Our tax dollars were used to fund this plan at a cost of around one quarter million dollars to write. And it’s an award winning plan – one about which we can be very proud. And our City Council unanimously approved this plan in 2006.

To approve a zoning change that nearly triples the current allowance and that goes totally against the stated goals of our Comprehensive Plan would be a real disservice to the citizens of Frisco.

I respectfully requested you deny this SUP with prejudice.

Thank you.

Scott Ingalls

From: John Lettelleir
Sent: Friday, June 26, 2009 2:52 PM
To: Trish Simmons
Cc: Scott Ingalls
Subject: RE: Opposition to re-zoning for the SuperWalmart

Dear Mrs. Simmons:

I'm forwarding your email to Scott Ingalls to include in the Planning & Zoning Commission packet when this case scheduled for the Planning & Zoning Commission meeting.

From: Trish Simmons [mailto:friscotrish@gmail.com]
Sent: Thursday, June 25, 2009 3:04 PM
To: John Lettelleir
Subject: Opposition to re-zoning for the SuperWalmart

Dear Mr. Lettelleir,

As a new resident of Frisco, I see how Frisco is a classy place. We moved from S. California and love it here! However, I believe the SuperWalmart would be a huge mistake for the complexion of our wonderful city.

I would like to register my opposition to the rezoning of the parcel on Preston for a SuperWalmart. My husband and I are homeowners in Queensgate. I have no objection to the retail space of 70,000 sq. ft. as is currently zoned, which would bring smaller businesses to the area. My major concern is that this would become a much more major shopping area were the Walmart to build a Superstore. Also at some point, the area near the Hutson Plant would be filled with retail obviously and would create a major shopping area in the midst of residential homes. There are many nice residential areas to consider - plus the vision for the City as I understand it in the Comprehensive Plan did not account for this type development. With this type store come issues of traffic, crime, etc. that would not befit our city, much less this particular area. Thanks for your consideration in this matter.

Mrs. Trish Simmons
8036 New Kent Rd.
Frisco, TX 75035
469-734-2469

Scott Ingalls

From: Bower, Ross {FLNA} [Ross.Bower@fritolay.com]
Sent: Thursday, June 25, 2009 9:39 AM
To: Scott Ingalls
Subject: Proposed Wal Mart - Hickory/Preston

Hi Mr. Ingalls - I wanted to write to you in hopes you would pass my email on to the P&Z Committee and City Council in support of the above mentioned project.

I am a homeowner in Hickory Street Village and my property backs directly up to the proposed Wal Mart site. While I personally am not a huge Wal Mart shopper, I do support progress and also realize that with progress comes change, especially in today's economy.

I have had multiple conversations with the Wal Mart representatives from Kimley-Horn and have been extremely impressed with their professionalism and willingness to work with the neighbors to make this a pleasant addition to our neighborhood.

Also, I would like to note that our Board of Directors for our HOA have taken opposition to this proposal, but this is not the true and complete position of our entire community as all homeowners were never officially polled prior to taking on this opinion.

Sincerely,

Ross Bower
8400 Hickory St. #2202
Frisco, TX 75034

Scott Ingalls

From: Peggy Webster [peggy.webster99@gmail.com]
Sent: Thursday, June 25, 2009 9:18 AM
To: Scott Ingalls
Cc: Peggy Webster
Subject: Walmart Proposal

Scott I am a resident of Hickory Street Village and wanted to express to you that I have no objection to the proposed Walmart development on Preston Rd. In fact I have been impressed with the willingness of the Walmart representatives to respond to reasonable requests and their many offers to meet with the immediate neighbors.

Unfortunately the Board of the Hickory Street Village Homeowners Association has chosen not to take up the offers of Walmart to meet with residents and directly answer questions and concerns. Instead without any attempt to get a feel for how all of the residents actually feel about the Walmart proposal the Board has aligned with the Anti Walmart groups who are just opposed to Walmart because it is Walmart (despite their many protests to the contrary).

I just want to express that my property backs onto the property to be developed and I am not opposed to the Walmart proposal.

Regards

Peggy Webster
8400 Hickory Street
Unit 1402